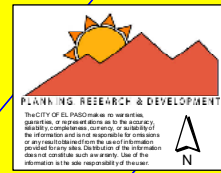


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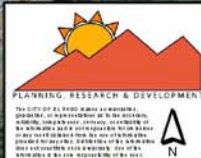


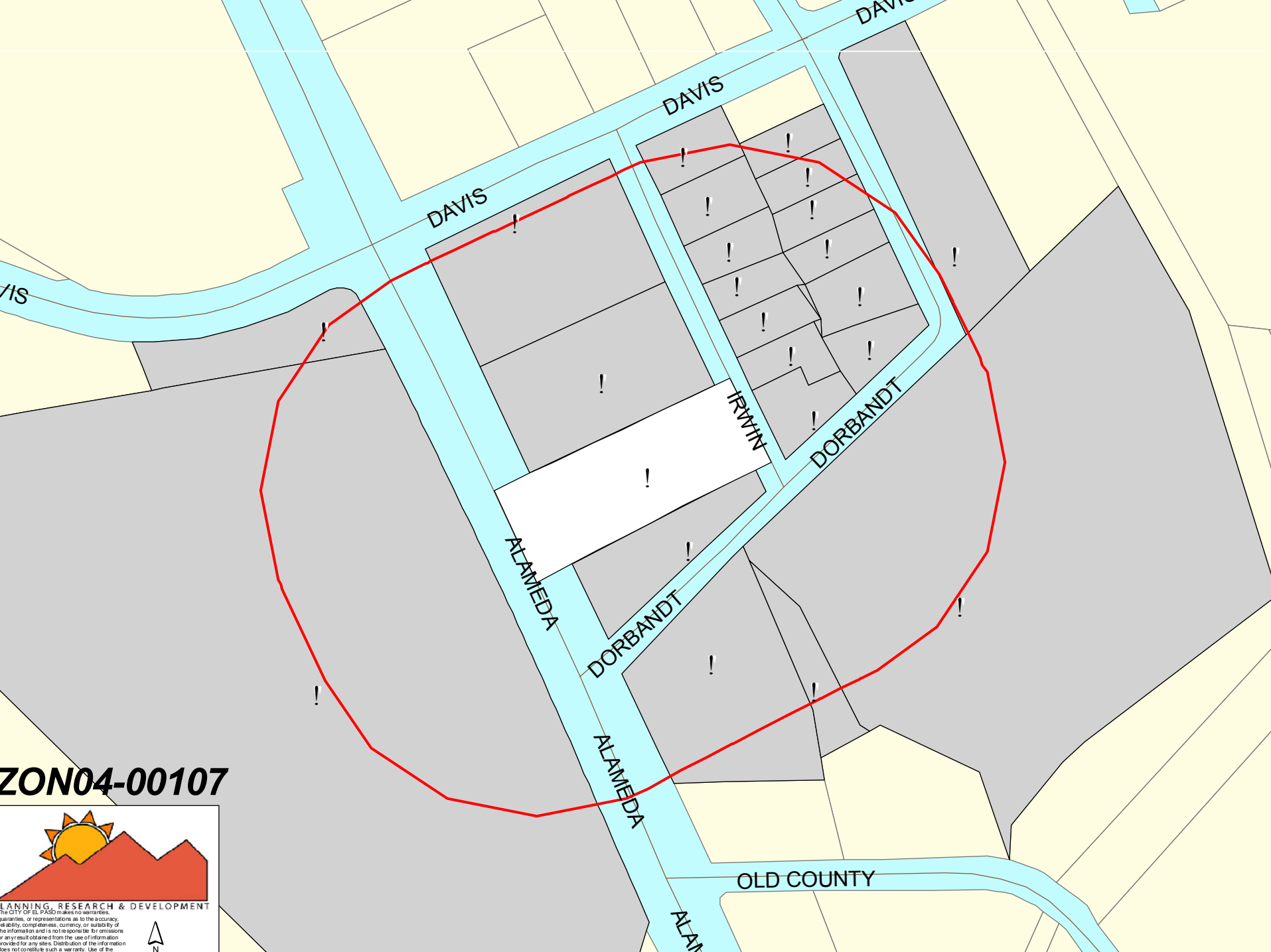
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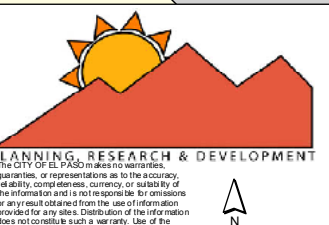
ALAMEDA

ZON04-00107





ZON04-00107



PLANNING, RESEARCH & DEVELOPMENT

The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the







ZON04-00107



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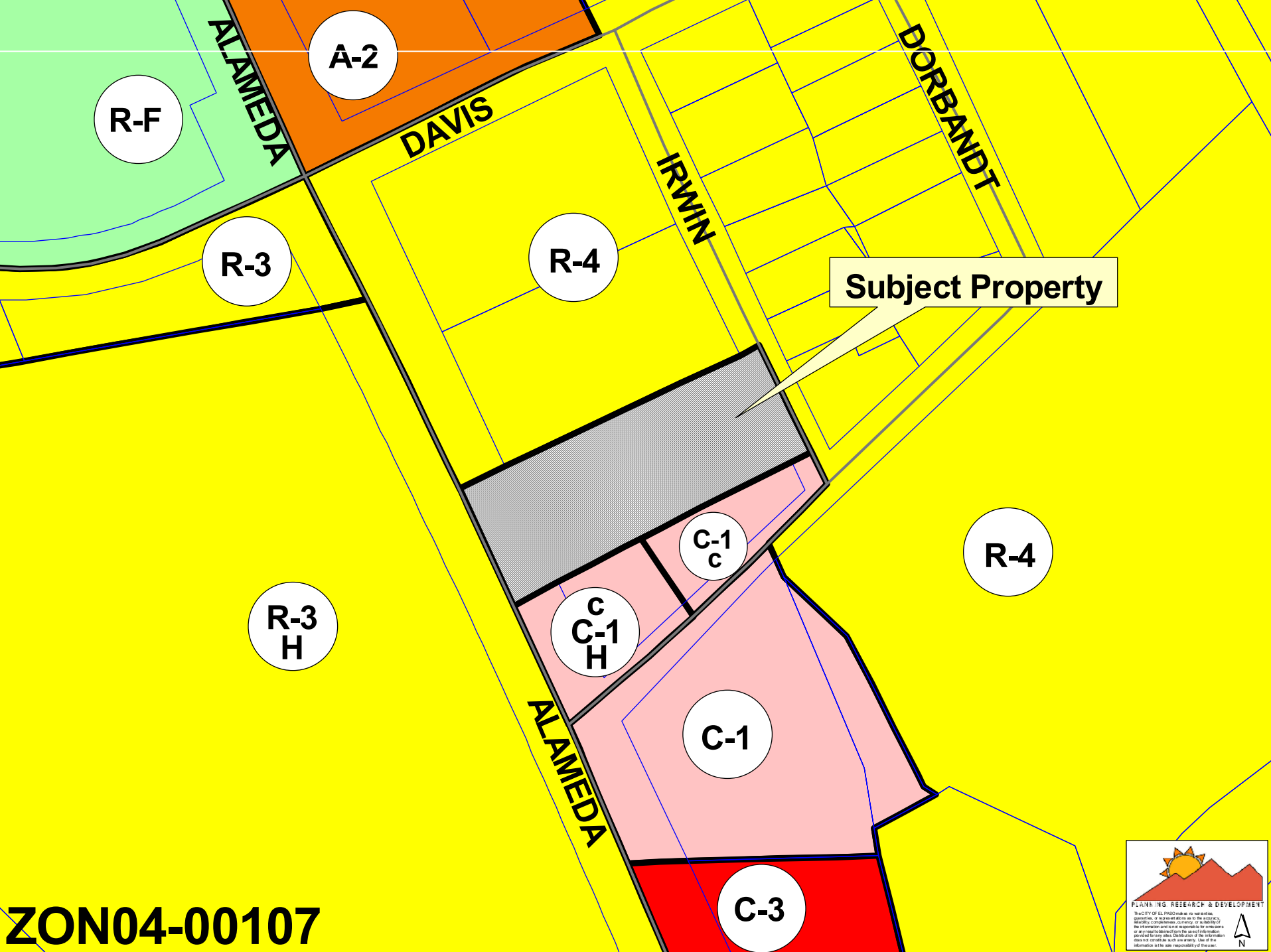




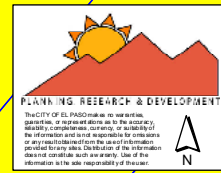








ZON04-00107



RESOLUTION APPROVING DETAILED SITE DEVELOPMENT PLAN NO. ZON04-00107, FOR TRACT 17 G, BLOCK 36, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS (8613 ALAMEDA STREET), PURSUANT TO ZONING CONDITIONS AS IMPOSED BY ORDINANCE NO. 010372. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Longhorn Pizza Inc., dba Domino's Pizza, Mario Betancourt** (the "Applicant") has applied for approval of a detailed site development plan pursuant to a contract condition, to permit the construction and development of a **Domino's Pizza**; and

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, on September 2, 2004, the City Plan Commission recommended approval of the subject detailed site development plan; and

WHEREAS, the subject detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to zoning conditions as outlined in Ordinance No. 010372, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit the construction and development of a **Domino's Pizza** on the following described property which is located in a **C-2/sc/c (Commercial/special contract/conditions) District**:

Tract 17 G, Block 36, Ysleta Grant, El Paso, El Paso County, Texas and municipally numbered as 8613 Alameda Street.

A copy of the approved detailed site development plan, signed by the Applicant, the Mayor and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **C-2/sc/c (Commercial/special contract/conditions) District** regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **C-2/sc/c (Commercial/special contract/conditions) District**. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this _____ day of OCTOBER 2004

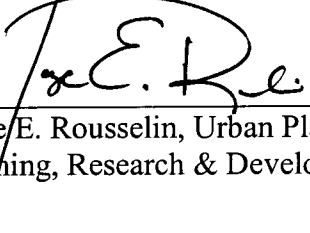
THE CITY OF EL PASO

Joe Wardy, Mayor

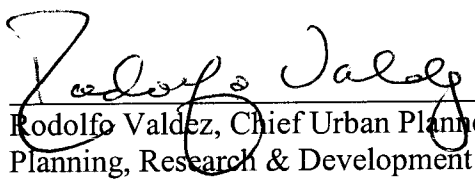
ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

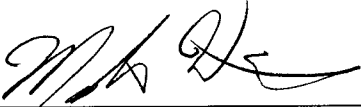


Jorge E. Rousselin, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson,
Assistant City Attorney

(Agreement on following page)

DEVELOPMENT AGREEMENT

By execution hereof, I, **Mario Betancourt**, the Applicant, identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree to develop the property legally described as *Tract 17 G, Block 36, Ysleta Grant, El Paso, El Paso County, Texas and municipally numbered as 8613 Alameda Street*, in accordance with the approved detailed site development plan attached hereto as Exhibit "A" and incorporated herein by reference and in accordance with the standards applicable to the **C-2/sc/c (Commercial/special contract/conditions) District** located within the City of El Paso.

EXECUTED this 10 day of September, 2004.



Mario Betancourt
Longhorn Pizza Inc., dba Domino's Pizza

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 10th day of September, 2004, by **Mario Betancourt**, as Applicant.

My Commission Expires: 7-26-2008



Notary Public, State of Texas

Notary's Printed or Typed Name:

MARIA G. Richman

